



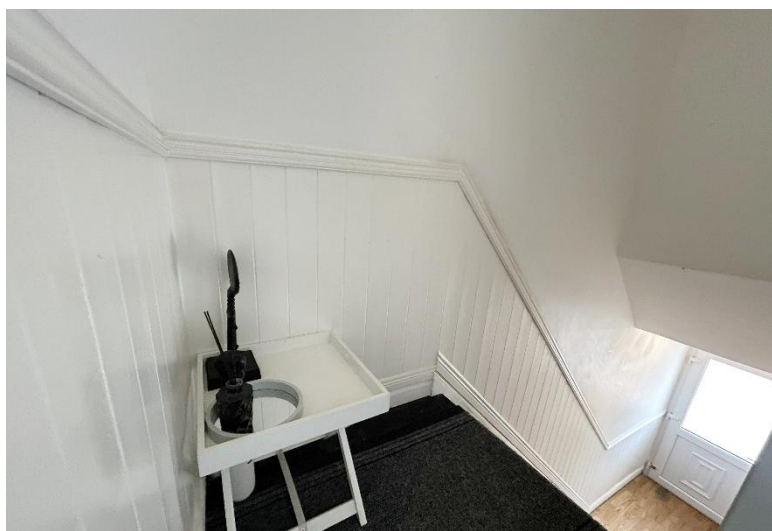
Hindhead Road
Yardley Wood, Birmingham

- A Very Well Presented Two Double Bedroom Family Home
- Re-Fitted Kitchen & Luxury Four Piece Family Bathroom
- Westerly Facing Rear Garden
- No Upward Chain

Offers Over £195,000

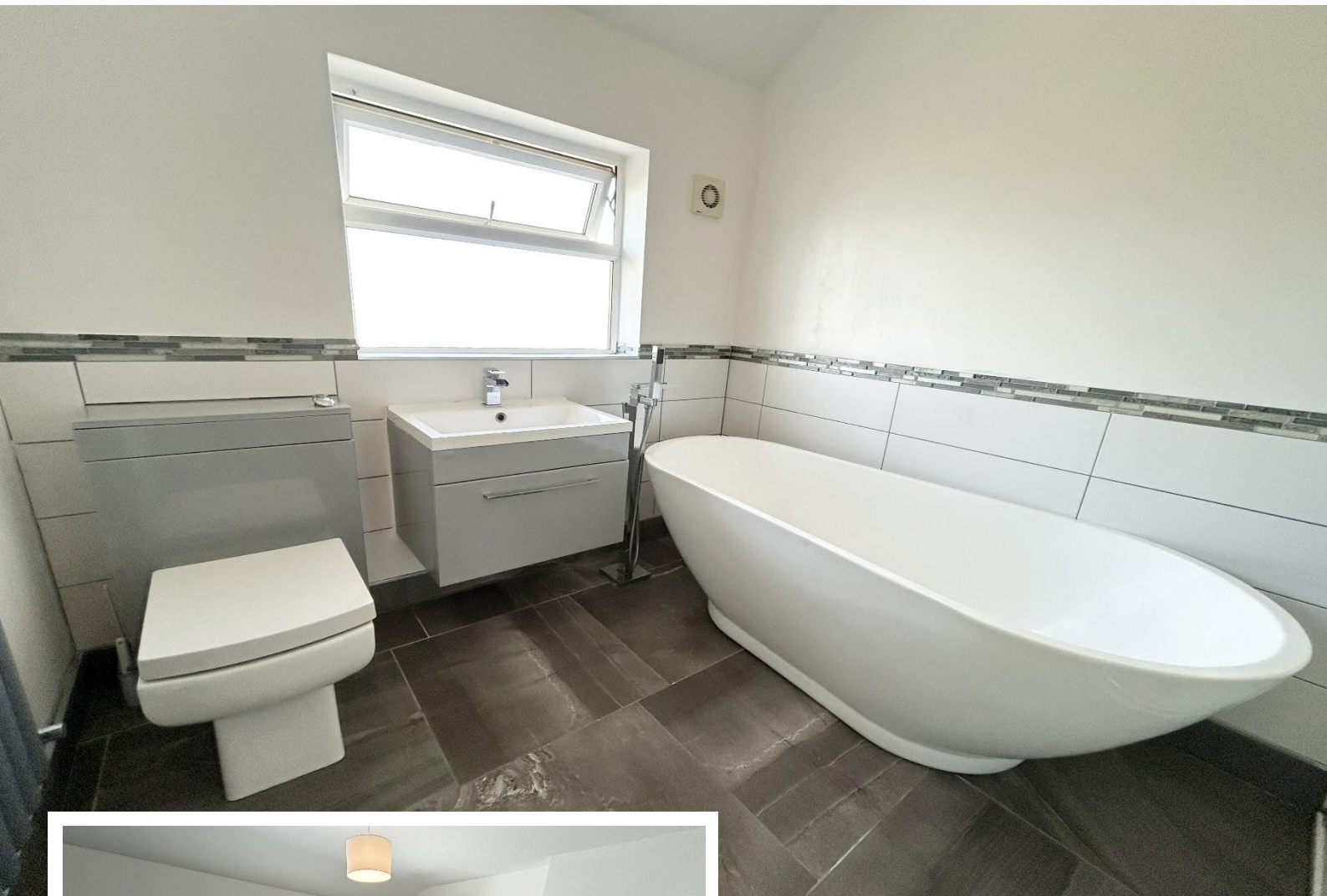
Current EPC Rating - D
Current Council Tax Band - A





Property Description

A very well presented mid-terrace property benefiting from no upward chain and offering accommodation comprising lounge, modern kitchen/diner, two double bedrooms, luxury re-fitted four piece family bathroom, Westerly facing rear garden and driveway parking



Rooms & Measurements

Lounge to Front 4.11m x 3.51m (13'6" x 11'6")

Modern Kitchen/Diner to Rear 4.37m x 2.69m
(14'4" x 8'10")

Bedroom One to Front 5.44m x 3.23m (17'10" x 10'7")

Bedroom Two to Rear 3.58m x 3.02m (11'9" x 9'11")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

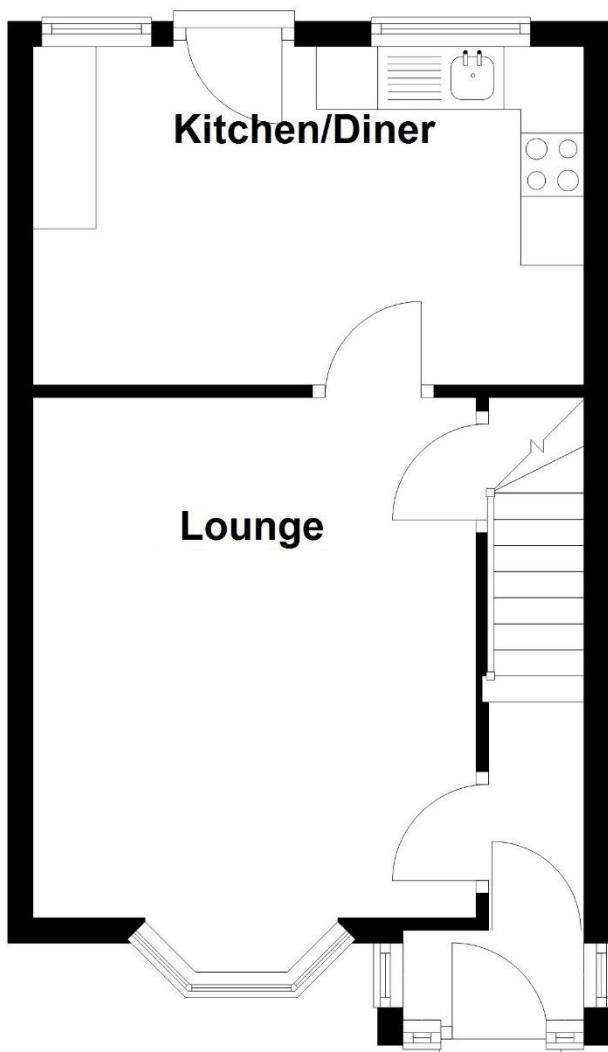
EPC supplied by Nigel Hodges.

Current council tax band – A



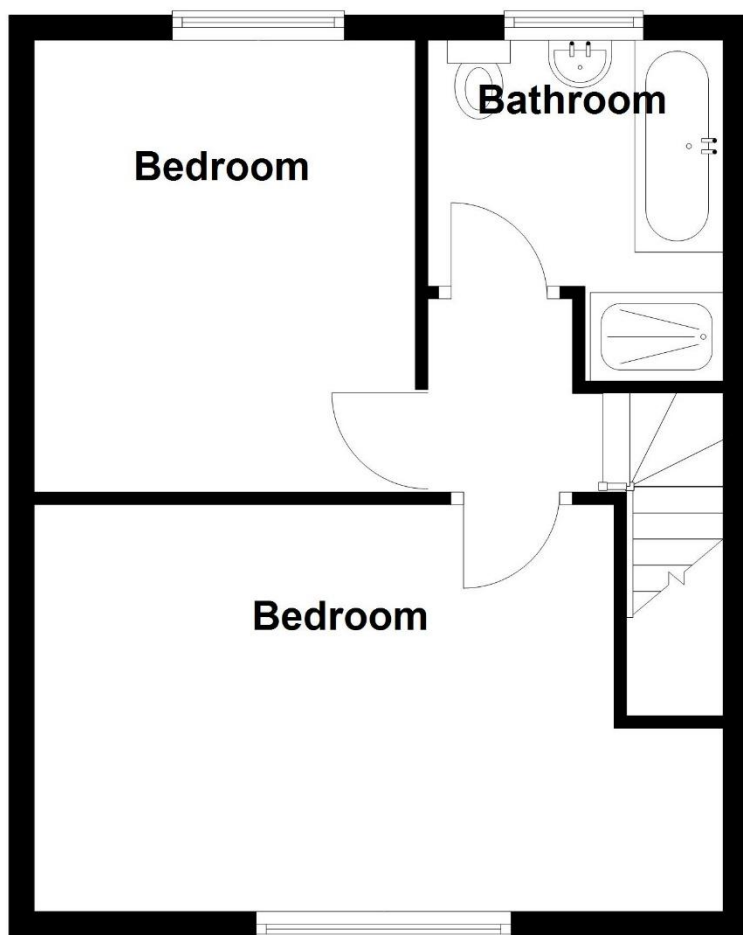
Ground Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 69.2 sq. metres (745.0 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.